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Subject: **Sharpening The Saw**
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Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

Thirty-five degrees hot and humid. The pool sure looks inviting. I hope that you're as ready as I am for some well earned rest and relaxation this month. Every August we take time off to reconnect with family, friends, focus on the good things, play in the ocean, eat Nanaimo bars and get a little trip in somewhere - I hope that you're doing the same.

Sharpen your saw..

Taking time completely away from your 'game' gives you a super efficient boost when you come back. It's like that extra hit of light green organic wheat grass at the juice bar or a couple shots of fine grade 1 hand picked chocolate roasted Arabica whose aroma seduces and invigorates you...

Just before you take your vacation write down your top three challenges that you're facing at the moment. The really hard ones where the solutions don't seem to come easily.

Then when you come back after your rest grab a pen and go through your 'challenge list'. Sit and write down 5 (or more) potential solutions for each challenge. Don't worry if they seem absurd or like they won't work, just go with it. Chances are there'll be some gold in the pan that you can work on to get your problems fixed.

In August we only write one newsletter and you're reading it. Bimonthly issues will begin again from September 1st. Our offices will be closed from August 8th - 24th. Email and telephone calls will be returned beginning August 25th.



North East Edmonton: Cashflowing Miller Two-Storey In High Growth Area

Turbo charge your portfolio. Stylish 3 bedroom 1.5 bathroom suited home has over 1505 sq ft of rental space plus a fully developed basement. You can see the attention to detail and care that went into building this home.

Comes complete with a great mortgage in place making this a totally turn-key property for you. Convenient area with nearby access to the new Ring Road and walking distance to transit. Excellent neighborhood and HUGE upside potential due to the great purchase price, strong economic fundamentals and the fantastic location of this newer, desirable NE area of Edmonton.

Produces \$233 positive cash flow per month using at current interest rate. Total investment less than 19% of purchase price.

Poised for massive growth. This home rents for top dollar and has everything arranged, including financing structure and incredible tenants. Your investment includes: financial analysis, professional inspection, insurance, financing set-up, legal fees, basic accounting, reserve fund, CMA, bi-annual statements, strategic market planning to ensure successful entry and exit, plus much more!

**Purchase price: \$330K Total Investment: \$61.5K. Your Estimated 5 Year Profit \$43.5K.
Your pre-tax Total ROI is 71% or 14% per year. + \$233 Cash Flow in Your Pocket Every Month**

“Get into action and realize secure, long-term profits”

Already producing a great RETURN. Visit [HERE](#) for the full FEATURE sheet and call 1-888-780-5940 to get started.

-Please remember: All investments carry RISK. Be sure to seek your own independent legal advice-

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Canada May Keep Key Rate at 0.25%, Say Dollar Threatens Rebound

By Greg Quinn, July 21 (Bloomberg)

The target rate for overnight loans between commercial banks will stay at 0.25 percent in a decision due at 9 a.m. New York time, said all 23 economists surveyed by Bloomberg News. The central bank will probably reiterate a plan to keep that rate unchanged through June 2010, economists said. [READ THIS ARTICLE.](#)

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How To Invest In Real Estate Without Any Of Your Own Money Three Low Risk Strategies

By Todd Millar.
NuWire investor, Thursday, July 30, 2009.

You've heard the adage 'It takes money to make money' and in some cases it does. But it is equally important to use strategies that keep your initial capital low and reinvested. Investors are always interested in investing in real estate while being able to preserve and keep the capital they have available. [GRAB THIS STORY.](#)

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Iranian Students Look to Edmonton

Homeland instability has led growing numbers of young academics to pursue grad studies at the U of A

By Keith Gerein, Edmonton Journal. July 26, 2009

Shima Khatibisepehr made the long journey from Tehran to Edmonton five years ago, hoping to improve her credentials with a University of Alberta master's degree. Separation from family and friends has been almost unbearable at times, yet Khatibisepehr says she has no regrets, and no plans to return home any time soon. [FOLLOW HERE.](#)

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Infrastructure Partnership Provides \$550 Million to Stimulate the Alberta Economy and Create Jobs

Alberta's communities will benefit from another federal-provincial partnership to support infrastructure work across the province that will help stimulate the economy and create jobs. Rob Merrifield, Minister of State (Transport), along with Luke Ouellette, Minister of Alberta Transportation announced funding for 156 infrastructure projects valued at over half a billion dollars through the Infrastructure Stimulus Fund, under Canada's Economic Action Plan. [READ MORE.](#)

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Have an awesome August. Take time out to relax and watch the clouds float by.

If that's too mellow for you and you want a little inspiration, check out this [champion](#) and his recent re-entry back into cycling.

I'm looking forward to seeing you this summer!

"A crust eaten in peace is better than a banquet partaken in anxiety." -Aesop

I appreciate all your calls and emails. I'm here to help you put together your next deal.

Please remember that our offices will be closed from August 8th - 24th. Email and telephone calls will be returned beginning August 25th. Your next newsletter will be September 1st.

Thank you,

Todd and Danielle Millar-

P.S. Stay ahead by checking out Danielle's daily blog at [Edmonton Real Estate Investor](#) for all your cutting edge market news and information.

P.P.P.S. Don't forget to visit our website and take advantage of the [Resource Tools](#) and product section including REIN's #1 real estate books and Quick Start homestudy sets at a discount. Get your copy of the Canadian Success Stories book and the Top Ten Investment Towns of Alberta and Ontario.

👉 REIN's A.C.R.E. System LIVE will be in Calgary November 7th and 8th. Discover ALL you need to know to successfully invest in real estate, get the bank to say YES and many other essential strategies that will change your investment life forever. Get your discounted tickets [HERE.](#)





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